

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

November 4, 2019
5:00 p.m.

Goodlettsville City Hall
Massie Chambers

Present: Chairman Tony Espinosa, Vice-Chairman Jim Galbreath, Scott Trew, Jim Hitt, Mayor Jeff Duncan, Jerry Garrett, Bob Whitaker, Judy Wheeler, Vice-Mayor Rusty Tinnin, Grady McNeal

Absent: David Lynn

Also Present: Addam McCormick, Russell Freeman, Rhonda Carson, Tim Ellis, Mary Laine Hucks, Larry Diorio, Greg Edrington, and Jeff McCormick

Chairman Espinosa called the meeting to order and offered prayer for the Lynn family and the loss of a family member

Wheeler made a motion to approve the agenda as amended. Tinnin seconded the motion. The motion passed unanimously 10-0.

Hitt made a motion to approve the minutes of the October 7, 2019 meeting, Galbreath seconded the motion with correction to include Espinosa as voting against Item#4. Motion approved 10-0.

ITEM#1

Grand OL' RV Resort/Klober Engineering Services: Request site plan approval for extension of park onto 3.21 acres at 708 N. Main Street. Property referenced as Davidson County Tax Map/Parcel#01808004800 and is zoned CS, Commercial Services. Property Owner- Thomas L. Cunningham III. (9.1# 09-19)

Project Representative: Chad Lacy, Klober Engineering Services

Staff Discussion Items:

- Expansion of existing RV park
- Per owner-ADA accessible spaces provided behind main facility due to limited distance and slopes
- Applicant requesting gravel parking drives versus paved/concrete based on existing design
- If gravel approved, two areas review concrete/sidewalk due to slope and drainage
- Lights in expansion area to be consistent with other lights but underground electric service would be required with new lights

-Lacy discussed slope shown at eight (8%) percent is consistent with existing drive areas not an Issue-concern would be that concrete sections could increase speed of run-off and these two (2) areas are not necessary to be concrete or asphalt in his opinion

Planning Commission Discussion Items:

-Tinnin discussed has seen the watershed area at regular times and when raining and no problems with gravel

- Espinosa asked if the gravel drive would be out onto Hwy 41/Springfield Highway
- Staff confirmed no - plans show access to expansion area coming through the existing paved entrance drive.
- Espinosa explained the request is for an RV park and drive design proposal is based on the request being an RV park and continuation of the existing drive and parking design

Motion: Tinnin made a motion to approve, Jim Hitt seconded the motion. The motion passed unanimously 10-0.

ITEM#2

Long Hollow Dental Clinic/GreenLID Design: Request site plan approval for a 6,287 sq. ft. dental medical facility on 1.5 acres on Business Park Circle. Property referenced as a portion of Sumner County Tax Map/Parcel 143J, Group F, Parcel 9.03 and is zoned GOPUD, General Office Planned Unit Development. Property Owner- Northcreek, LLC (9.1# 10-19)

Project Representative: Debbie Pennington, GreenLID Design

Staff Discussion Items:

- Plans per existing FEMA-FIRM maps show designed building location outside the regulated flood plain and the back portion of the property is within the 100 year regulated flood plain. The preliminary maps expected to be effective in early 2020 have an increased flood plain including the area of the building. The designed building finished floor elevation is 441' and current 100-year flood elevation is 437' and preliminary elevation is 438.8' so the designed building elevation meets city's requirement for one foot above 100-year elevation of current and preliminary flood maps.
- Staff during plan review requested the building design to be outside of the preliminary map floodplain which would require a building setback variance to push building closer to street and move parking to side and back but the property owner requested to maintain design

Planning Commission Discussion Items

- Galbreath asked if fire protection system including a sprinkler system was proposed. Pennington stated that no fire sprinkler proposed since building would be under square footage for when a fire sprinkler system would be required by code
- Garrett discussed the Old Hickory dam and lake and has seen five (5) to six (6') feet of water in area and there is a risk there of flooding
- Pennington discussed design was presented to owner regarding preliminary floodplains and owner requested to have design as shown on plans and submitted a letter – owner did not want all of the parking in the back of the property
- Espinosa discussed the property owner's letter submitted acknowledging floodplain changes and building location
- Espinosa owner understands risk per letter and Commission discussed possible flood insurance being required

with future maps

-Duncan stated building design finished floor elevation would be above both 100 year flood elevations

Galbreath discussed preliminary/future and current maps and per current maps the designed building location is outside the flood plain

Motion: Trew made a motion to approve, McNeal seconded the motion. The motion passed unanimously 10-0.

ITEM#3

ACE Auto of Goodlettsville/Bruce Rainey and Associates: Request site plan approval for a 1,500 sq. ft. auto sales and service facility on 0.59 acres at 829 Dickerson Road. Property referenced as Davidson County Tax Map/Parcel# 02500015500 and is zoned CPUD, Commercial Planned Unit Development. Property Owners- Bahman Barati and Shahnaz Soroush (9.1#11-19)

Project Representative: Bruce Rainey

Staff Discussion Items:

Staff discussed stipulations included in staff recommendation report including:

- Covered building entrance, change elevations with metal to materials permitted by design guidelines but no exposed metal façade and staff to review final building wall and roof colors.
- TDOT permit required for drive- plans include larger thirty (30') feet entrance radius no additional improvements requested by staff in 40 mph zone due to limited traffic and available sight distance from site but TDOT permit and approval required
- Sidewalk variance from Design Guidelines due to ditch and grades along the front of the site
- Parking lot pole lights for front sales and customer area
- Rear parking area to be solid screen with coated chain link fence and evergreen shrubs or wood solid fence 6-8' in height no woven wire
- All new utility service underground
- Dumpster gate solid
- Per zoning ordinance, use permitted for sales and service only not repair including engine, transmission shops, body shops, or storage of wrecked cars

-Rainey discussed requested sidewalk variance from Design Guidelines and the following items:

- Agreed to landscaping changes for rear screening with coated chain link fence
- Small scale building only 1,500 sq. ft.
- Screen solid front gates and dumpster access from back storage/parking areas
- Hard to maintain a wood fence prefer coated chain link with evergreen screening and some method at gate
- Building design service bays on side of building and changing front wall design for centered entry door with roof covering sidewalk area and installing two (2) windows

Tim Ellis- City Manager asked if the client would consider paying into a sidewalk fund instead of the sidewalk installation

Rainey- stated would comply with sidewalk requirement if that is the City's policy

Ellis-City Commission reviewing a draft ordinance for an in lieu of sidewalk cost per linear foot due to drainage or site issues

Planning Commission Discussion Items:

- Trew asked about gate
- Rainey stated along front left of site and no dumpster gate since dumpster loading from the rear of site not front
- Duncan city looking for areas of sidewalk improvements including along this highway
- Duncan sidewalk needed or payment for sidewalk across highway might be better location
- McNeal asked about oil/auto fluid storage
- Rainey requirements would be met either storage in containers in building or behind building
- Galbreath asked if sidewalks in the area now
- Staff no sidewalks in the area
- Espinosa said sidewalks will be up to Shevel Drive with the Main Street project- and sidewalks are needed in this area
- Ellis city working on sidewalk projects and has an adopted pedestrian plan in place
- Garrett sidewalks need to be installed and part of stipulation
- Rainey discussed if a curvilinear sidewalk would be permitted between landscaping
- Espinosa straight sidewalk better look
- Duncan as long as ADA requirement met and matches contours to current guideline
- Staff discussed his understanding that Rainey's request is for sidewalk on private property
- Jeff McCormick-City Public Works Director stated not sure sidewalk would fit in the right-of-way- city can't maintain it if installed on private property outside of right-of-way
- Duncan in lieu of may be better with drainage ditch and utility poles but sidewalk in area needed
- Galbreath agree that developer pay to fund sidewalk and sidewalks could better be served across the street

- Ellis asked if building elevations need to be approved by Commission
- Staff stated yes per Design Guidelines- Planning Commission has to review and approve but with amendments to building design per staff stipulations- no exposed metal siding, covered entrance, and staff approved final colors

- Russell Freeman, City Attorney discussed sidewalk variance approval process and if City has an objective guideline at this point

- Ellis stated City's draft proposal matches Metro Nashville's linear footage sidewalk in lieu of payment
- Ellis discussed that payment of sidewalk funds to be used in city for sidewalk installation

- Tinnin asked what is primary use of property auto sales or service
- Rainey stated primary use will be sales

Motion: Galbreath made a motion to approve, Wheeler seconded the motion. The motion passed unanimously 9-1 with Espinosa voting against

ITEM#4

Parkview Reserve/NVR Inc/Ryan Homes: Request revised residential exterior elevation material percentage requirements in the MDRPUD, Medium Density Residential Planned Unit Development project on French Street. Property Owner- Parkview Preserve Holding, LP. (9.1 #18-17)

Project Representative: Jon Nehrenz, NVR Inc

Staff Discussion Items:

The Planning Commission in October 2018 approved building elevations for the project and in the meeting minutes defined a minimum of twenty-five (25%) of building fronts to be brick or stone.

- One model home and two (2) townhouses were built and the amount of brick/stone on the building fronts was questioned and contain roughly ten (10%) to twenty (20%) percent brick/stone on the building fronts.

- The applicant's requests is to approve multiple elevation options with ranges for brick and stone fronts

- Staff discussed alternative to require brick/stone to grade on back and side foundation walls to meet intent for more brick and stone.

- Staff discussed the Planning Commission approved an alternative design of the Design Guidelines with the 2018 approval

- Nehrenz discussed the elevations approved in 2018 included the model home elevation and in error he mentioned twenty (five) to fifty (50%) percent brick or stone on the building fronts

- Nehrenz discussed the elevations approval request would give customer options of design with some elevations full brick/stone fronts to elevation based on the current model home

- Nehrenz discussed the elevation designs are based on architectural design- changing one part alters architect's design including wall construction for additional brick and stone

Planning Commission Discussion Items:

- Garrett discussed what was approved in 2018 and approval based on information provided at meeting including representative statement on materials

- Nehrenz discussed the model home design and some home plans already sold has twelve (12%) to fifteen (15%) percent brick or stone on fronts and remainder of building all hardi-board type siding

- Nehrenz discussed the city design guidelines do not reference doors and windows so these areas are deducted from front wall elevation calculations

- Nehrenz discussed some of the home plans sold include thirty (30) to forty (40%) percent brick and stone on the fronts
- Duncan discussed design criteria in place so not to have siding homes- not a fan of design with limited brick and stone
- Duncan discussed not having similar issue with Meritage Homes in Copper Creek
- Garret asked Nehrenz what it meant that they sold homes without minimum brick/stone
- Nehrenz stated go back to customer to add bands of brick or stone to achieve twenty-five (25%) brick or stone on the front wall
- Tinnin discussed brick to stone foundation requirement and estimate percentage area of additional brick and stone
- Nehrenz discussed with foundation an estimated additional 120 sq. ft. feet of brick or stone on house with foundation areas
- Commission discussed not permitting vinyl siding
- Hitt discussed issue could be all elevations looking the same
- Nehrenz discussed they require elevation changes so that no more than three (3) homes include the same elevation – total of forty-two (42) single family homes
- Trew discussed percentages and liked the designs but if all houses looked the same with limited brick and stone then development would look inexpensive
- Garret discussed not in favor of proposed changes impact rest of the development need to add additional brick and stone
- Nehrenz discussed they would offer to install brick and stone to match front elevation designs on side and rear of buildings elevations
- Wheeler discussed how much area would be foundations of brick and stone versus adding to the building fronts to meet the requirements
- Nehrenz discussed foundation areas would be from eight (8”) inches to twenty-four (24”) inches
- Hitt discussed house and project design and not building same house across the street – different elevations key
- Tinnin discussed the foundations including brick to stone would be a good compromise on all walls and if the proposal would include the side and rear walls

-Nehrenz confirmed it would be on sides and rear walls

Motion: Garret made a motion to deny, Duncan seconded the motion. The motion was denied 4-6 with Garrett, Duncan, Whitaker, and McNeal voting for motion to deny and Trew, Wheeler, Tinnin, Galbreath, Espinosa, Hitt voting against motion to deny. Motion to deny not approved

-Espinosa discussed the denied motion and the request and the proposal is a change from requirement in October 2018 for a minimum percentage versus multiple elevations designs and agreement to install brick/stone on foundations.

-Freeman discussed the Design Guidelines and process for variances and alterations

-Staff discussed the 2018 approved was already an alternative since Design Guidelines requires all elevations to be fifty (50%) percent brick and stone with hardi-board type siding permitted as a secondary material

-Staff discussed the 2018 approval only involved the front elevations requiring a percentage of brick or stone

-Whitaker discussed proposed elevation designs and visibility issues with brick and stone of the front designs

-Duncan discussed the packet provided by applicant and request is for approval of designs including range of brick and stone fronts and agreement for foundations

-Ellis asked about the number of houses already sold and what they used as plans for selling homes

-Nehrenz discussed the elevations that were approved in 2018 include designs without twenty-five (25%) percent brick and stone fronts

-Garret stated that he relied on information presented at the 2018 meeting as well as statements made during meeting

-Wheeler discussed that the Commission previously gave an alternative design approval for twenty-five (25%) and they don't want to go back

-Hitt discussed agreement for brick and stone foundations

-Garret discussed in ten (10) to fifteen (15) years down the road it will look like a vinyl neighborhood need to maintain twenty-five (25%) requirement

-Duncan discussed the request should be simplified as approving the elevations submitted with foundation agreement versus maintaining 2018 approval of twenty-five (25%) percent brick and stone minimum fronts

-Espinosa summarized the request and the Commission's discussion and stated the need for motion for the request since the earlier motion was not approved

Motion: Trew made a motion to accept the elevations with brick and stone foundation bands on all side and rear walls, Tinnin seconded the motion. The motion was tied with Trew, Wheeler, Tinnin, Espinosa, McNeal voting for motion to approve and Duncan, Hitt, Galbreath, Whitaker, Garrett voting against the motion. Staff confirmed the 5-5 tie vote.

Espinosa requested Mr. Freeman to discuss what a tie vote means

Freeman discussed the tie was not approval

-Ellis discussed with the tie and not a denial that the request could come back to the Planning Commission within a year

ITEM#5

Copper Creek 2-1 - Meritage Homes: Requests one -year performance bond extension

Project Representative: N/A

Staff Discussion Items:

-\$ 173,000 Bond already updated for one-year prior to Planning Commission review.

-Remaining improvements include asphalt surface repair, curb and sidewalk repairs, and asphalt surface improvements on Allen Road – cost estimates \$ 60,000

-Intention is for phase acceptance to come later since later phase construction traffic still coming through phase 2-1

Motion: Duncan made a motion to approve, Whitaker seconded the motion. The motion passed unanimously 9-0 with Hitt abstaining.

DISCUSSION ITEMS

Long Hollow Pike Comprehensive Plan Amendment-

- Staff discussed notices will be sent to property owners in the area and a special meeting will be held on Monday December 9, 2019 to discuss. The next step would be a public hearing and formal review by the Planning Commission at the 1-6-2020 meeting.
- Request not property rezoning
- Staff estimated number of property owners in selected area- and per Ellis there are 30 parcels involved
- Trew discussed thought area already established as commercial
- Possible expansion of area on both sides of Geneva to provide buffering with street also

Animal boarding facility- residential zoning district-

- Proposed on a large acreage property (40+) acres- Madison Creek Road area
 - R40 zoning allows agricultural conditional use but dogs not included- set up for horses and farm type animals only
 - Residential area traffic including possible day type board facility morning and evening traffic generated
- Garrett discussed noise would be a factor
Duncan discussed the need for dog boarding facility
Espinosa discussed protection of residents would need to be considered
Staff will research and prepare an ordinance including traffic, location, separation to adjacent residents

-Planning Commission /Board of Zoning and Sign Appeals training session

Training set for Monday December 2nd following the PC meeting from 6-8 pm. Legal issues- prominent/well respected Middle TN land use attorney will present. Dinner will be provided

Public Forum on Planning Related Topics

Hitt read the following statement regarding the City Commission overriding the Planning Commission's denial decision on the Long Hollow Pike/Caldwell Pike access drive proposal:

Hitt's Statement:

I would like to record my disappointment that the Board of Commissioners chose to overrule the Planning Commission and approve the limited access into the Publix shopping center.

At the September meeting of the Planning Commission, the application for the access was debated for over thirty minutes, and the Commission voted, overwhelmingly, to deny the request.

The Planning Commission pointed out many flaws in this request, and I think the decision of the Board of Commissioners will be decried in the future if the access is built.

Hopefully, TDOT will deny the request for this access road.

Mark Palmieri- 509 Geneva Drive

- Involved in large infrastructure projects
- City also include requirement buffer for appearance and sounds for commercial center especially the truck traffic associated with a center
- Lot of noise already from Long Hollow Pike
- Review developing commercial on both sides of Geneva and Grace Drives
- Lorretta Drive Traffic- speed and access concerns
- Blessed with growth- older houses in area ranch style houses could be future commercial area
- Long term planning that would be effective would be reviewing another access across Mansker Creek- secondary bridge

Garrett made a motion made to close public forum, seconded by Duncan. All in favor to close public forum

With no further business, the meeting adjourned at 6:56 pm.

Tony Espinosa, Chairman

Addam McCormick, Planning Director